

**PLANNING AND ZONING BOARD
MARCH 22, 2000**

1. ROLL CALL

The meeting was called to order at 7:38 p.m. Board members present were Chair George Greb, Vice-Chair Michael Davenport, Larry Davis, John Pisula, and Jay Stahl. Also present were Assistant Town Attorney John Hinden, Planner Jason Eppy, and Secretary Alina Medina recording the meeting.

2. PLAT

2.1 P 8-2-99, Griffin 78 Plat, 7790 Griffin Road (B-1) (tabled from March 8, 2000)

Neil Kalis, representing the petitioner, voiced no objection to tabling this item to April 12th. Mr. Eppy stated that that staff was requesting a tabling to provide more time to meet with the petitioner to negotiate the master planning of the site.

Mr. Stahl made a motion, seconded by Mr. Pisula, to table to April 12, 2000. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Chair Greb requested a motion to take item 3.3 out of order.

Mr. Kuvin made a motion, seconded by Mr. Pisula. As there were no objections, the motion was approved.

3. PUBLIC HEARING

Rezoning

3.3 ZB 12-2-99, Laystrom/95 Whse, Inc., northeast corner of 71 Terrace and Nova Drive (from R-4A and Old Code M-1 to RM-16) (tabled from March 8, 2000) (staff requesting a tabling to April 12, 2000)

Bill Laystrom, representing the petitioner, advised that the petitioner was ready to make their presentation and objected to tabling this item. Mr. Eppy stated that staff was requesting a tabling to April 12th to allow for additional research to address resident's concerns with regard to conflicting ordinances and new information pertaining to the property. He indicated that staff did not yet have a recommendation for the rezoning request.

Mr. Pisula made a motion, seconded by Mr. Stahl, tabling to April 12th. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.1 ZB 1-3-00, Zimmerman/Griffin Orange North, Inc., 14501 Orange Drive (from A-1 to B- 3) (tabled from February 23, 2000)

Howard Zimmerman, representing the petitioner, was present. Mr. Eppy read the planning report (Planning and Zoning Division recommended approval subject to the planning report).

Lengthy discussion followed regarding a proposed Code amendment for the master plan, tenancy, timing for completion of the project, traffic way issues, Broward County right-of-way requirements, general road improvements in the area, diversion of traffic from Shotgun Road, concerns regarding the building of a connecting bridge to Griffin Road; the capacity of, improvements to, and proposed traffic way designation of Orange Drive; signage, the adjacent landfill property, required levels of service for roadways, area improvements, and mitigation of road impact. In response to roadway concerns, Mr. Zimmerman stated that he would not commit to doing anything that the County may not want or require. Permitted and non-permitted land uses were then discussed.

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Mr. Davenport expressed his concerns regarding commercialization and excessive traffic in the area; however, in response, Chair Greb stated that the property had been land use planned commercial for 20 years. He also stressed how critical the bridge and roadway were with respect to the proposed development.

Mr. Pisula made a motion, seconded by Mr. Davis, to approve subject to conditions in the planning report, the developer agreeing to deed restrictions, and the conceptual master plan. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Davenport, no; Mr. Davis, yes; Mr. Pisula, yes; Mr. Stahl, yes. **(Motion carried 4-1)**

3.2 ZB 1-4-00, Zimmerman/Seventy-Five East, Inc., 14901 Orange Drive (from A-1 to B-3) (tabled from February 23, 2000)

Howard Zimmerman, representing the petitioner, was present. Mr. Eppy read the planning report (Planning and Zoning Division recommended approval subject to the planning report).

Mr. Zimmerman stated that the petitioner's goal was to try to eliminate additional traffic on Orange Drive and Shotgun Road. Chair Greb's concern was that the timing was not right and all parcels should be zoned and site planned with regard to the adjacent parcels before rezoning this one parcel.

Chair Greb asked if anyone wanted to speak for or against this item. As there were no speakers, the public hearing was closed.

Vice-Chair Davenport made a motion, seconded by Mr. Stahl, to approve subject to the same criteria as in item 3.1. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Davenport, yes; Mr. Davis, yes; Mr. Pisula, yes; Mr. Stahl, yes. **(Motion carried 5-0)**

3.3 ZB 12-2-99, Laystrom/95 Whse, Inc., northeast corner of 71 Terrace and Nova Drive (from R-4A and Old Code M-1 to RM-16) (tabled from March 8, 2000) (staff requesting a tabling to April 12, 2000)

This item was tabled earlier in the meeting.

3.4 ZB 1-1-00, Synalovski Guterrez Architects, Inc./Morris, Jaffe at 595, Inc., EDJ Enterprises, Inc., Edjeslan Enterprises, Inc., 10200 State Road 84 (from A-1 to B-3) (tabled from March 8, 2000)

Mr. Stahl made a motion, seconded by Vice-Chair Davenport, to move this item to the end of the agenda. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Special Permit

3.5 SE 12-1-99, Meyers/Jolmy Enterprises, Inc., 4751 SW 30 Street (M-4) (tabled from March 8, 2000)

Mark Gordon, representing the petitioner, explained the proposed improvements, detailing the interior and exterior layouts and set up of the hotel and travel center, as well as liquor sale restrictions and gas and fast food service.

Mr. Eppy read the planning report (Planning and Zoning Division recommended approval subject to the planning report).

Discussion continued regarding the number of floors, maximum number of rooms in the hotel and signage. Mr. Gordon agreed to a restriction of no more than 200 rooms in the hotel.

William Meyers, the petitioner, addressed the issue of the number of hotel rooms.

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Curby Cannon, 9755 Burris Road, Davie, spoke in opposition to the permit, mentioning the potential for hazardous materials, lights, noise, idling trucks, run off of water and surface oil, retaining pools, and smoke pollution.

Chair Greb closed the public hearing.

Mr. Gordon disputed many of the hazards cited and stated that he would agree to conduct a sound engineering study. He advised that he had previously discussed many of the residents' concerns with Mr. Kiar, which could be addressed and resolved during site plan approval.

Vice-Chair Davenport suggested eliminating alcohol sales at the convenience store, as well as mitigating the potential truck idling problem with signage. Improvements and maintenance of Burris Road, and the issue of alcohol sales and consumption were addressed. Mr. Eppy stated that per his discussion with the County, it did not appear to be a compatibility issue for the permitting of a hotel on the proposed site. He indicated that the trailer park itself was considered a legal, non-conforming use, which was discouraged by the County.

Mr. Hinden stated that the sale of alcohol at the convenience store had no bearing on the Board's criteria for granting or denying the special permit.

Vice-Chair Davenport reiterated his concern regarding permitting alcohol sales at the convenience store, asking the petitioner to agree to a voluntary restriction. Mr. Davis took note of the potential hazards and alcohol sales, but stated that these issues would have no bearing on his decision because of ordinance limitations.

Mr. Pisula made a motion, seconded by Mr. Davis, to approve the amended application subject to a Broward County compatibility review, the conceptual plan, the petitioner's stipulation that no liquor would be sold in the retail stores in the travel center and that the hotel would be limited to a maximum of 200 rooms. In a roll call vote, the vote was as follows: Chair Greb, yes, Vice-Chair Davenport, no; Mr. Davis, yes; Mr. Pisula, yes; Mr. Stahl, yes. **(Motion carried 4-1)**

Rezoning

3.4 ZB 1-1-00, Synalovski Guterrez Architects, Inc./Morris, Jaffe at 595, Inc., EDJ Enterprises, Inc., Edjeslan Enterprises, Inc., 10200 State Road 84 (from A-1 to B-3) (tabled from March 8, 2000)

Mr. Stahl made a motion, seconded by Mr. Pisula, to table this item to April 12th. In a voice vote, all voted in favor. **(Motion carried 5-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There was brief discussion regarding addressing side issues which might not be specifically relevant to a vote; however, Mr. Hinden felt that it was a good exercise to get problems worked out between opposing parties prior to submission to Town Council.

7. ADJOURNMENT

There being no objections, the meeting adjourned at 11:48 p.m.